



Cole Lane,
Ockbrook, Derby
DE72 3RD

O/I/R £750,000 Freehold

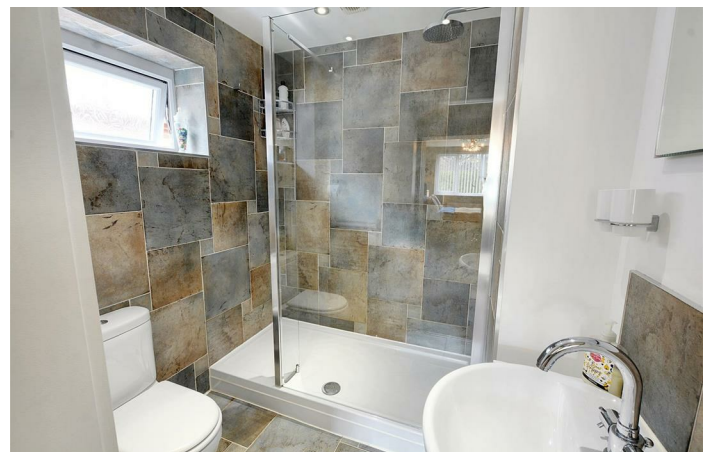


A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED WITHIN THIS DESIRABLE DERBYSHIRE VILLAGE.

Robert Ellis are delighted to bring to the market this superb example of a detached family home offering semi-rural living and fantastic extended accommodation. The property has been finished to a high standard by the current vendors and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a large entrance hallway, downstairs three piece shower room, large lounge with solid wooden flooring, a spacious open plan kitchen/dining/living space with sliding doors leading to the rear garden and integrated appliances and a separate utility room. To the first floor the landing leads to the four piece family bathroom suite, three generous bedrooms and a luxury master suite complete with dressing room area with sharps fitted wardrobes and an en-suite shower room. To the front, the property is set away from the road via a driveway with ample off street parking space for several vehicles and access into the garage. To the rear, there is an enclosed and private garden with patio area made from Snowdonia slate anti-slip porcelain, turf, wooden summerhouse and flowerbeds.

Located in the popular and sought after Derbyshire village of Ockbrook, close to a wide range of amenities and within catchment for Redhill primary school and West park secondary school. The neighbouring village is just a short drive away where shops, butchers, bars and restaurants can be found. This property has fantastic transport links nearby including easy access to major road links such as the M11, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport just a short drive away.



Entrance Hallway

Derwent Windows and Doors solid wood door to the front, tiled flooring, built-in storage cupboard, stairs to the first floor, pantry, radiator and ceiling light.

Ground Floor Shower Room

7'8" x 8'2" approx (2.34m x 2.49m approx)

Obscure UPVC double glazed window to the side, tiled flooring, pedestal wash hand basin, low flush w.c., double walk-in shower with rainwater shower head and hand held shower, heated towel rail and spotlights.

Lounge

25' x 11'2" approx (7.62m x 3.40m approx)

UPVC double glazed window to the front, Velux windows, solid oak wood flooring, radiator, gas fire, ceiling light and solid wood double doors to the hall.

Living/Dining Kitchen

14'7" x 19'5" x 21'1" approx (4.45m x 5.92m x 6.43m approx)

White aluminium double glazed sliding doors to the rear, UPVC double glazed window to the side, tiled flooring, radiator, spotlights, wall, base and drawer units with granite work surfaces over, inset sink and drainer, integrated electric double oven, gas hob and extractor fan over, integrated dishwasher, island with breakfast bar and integrated sockets, integrated wine cooler, slate porcelain tiled flooring.

Utility Room

8'4" x 4'9" approx (2.54m x 1.45m approx)

UPVC double glazed door to the side, tiled flooring, wall mounted boiler, space for a washing machine, radiator and ceiling light.

First Floor Landing

UPVC double glazed window to the side, carpeted flooring, loft access, ceiling light and built-in storage cupboard.

Bedroom 1

20'6" x 9'2" approx (6.25m x 2.79m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, Sharps fitted wardrobes and spotlights.

En-Suite

6'1" x 6'3" approx (1.85m x 1.91m approx)

Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c., top mounted sink, heated towel rail, double walk-in shower with rainwater shower head and spotlights.

Bedroom 2

11'3" x 11'8" approx (3.43m x 3.56m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 3

9'8" x 11'1" approx (2.95m x 3.35m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 4

8'5" x 11'8" approx (2.57m x 3.56m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bathroom

8'5" x 7'3" approx (2.57m x 2.21m approx)

Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c., pedestal wash hand basin, free standing bath, single enclosed shower unit with electric shower, heated towel rail and spotlights.

Outside

To the front of the property there is ample off street parking for several vehicles and access into the garage.

To the rear there is a large, private and enclosed garden with lawn, mature flower beds, summerhouse and patio area with Snowdonia slate, anti-slip porcelain tiles.

Garage

White aluminium garage door, power and light.

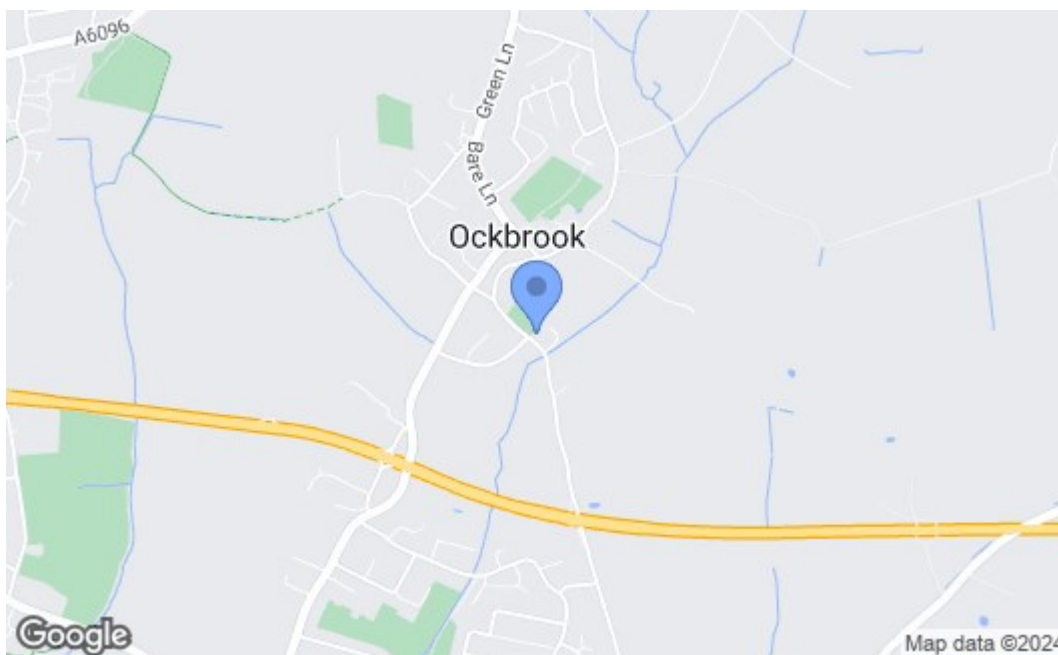
Directions

From the A52 proceed towards Derby taking the exit towards Ockbrook onto Victoria Avenue and turn right onto Collier Lane and then right onto Cole Lane where the property can be found on the left hand side.
7898AMRS

Council Tax

Erewash Borough Council Band F





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.